

Patten Avenue | | Yateley | GU46 6EW

Offers In Excess Of £365,000

Freehold

Waterfords
Residential Sales & Lettings

Patten Avenue |
Yateley | GU46 6EW
Offers In Excess Of £365,000

WATERFORDS A three-bedroom home on a popular, quiet road, with a garage and driveway parking, offered to the market with no onward chain!

- No onward chain complications
- Well-presented three-bedroom family home
- Direct access from the living/dining room to the private rear garden
- Block-paved driveway providing off-road parking and access to an integral garage
- Sought-after no-through road location in Yateley
- Modern front-aspect kitchen and spacious living/dining room
- Family bathroom, double glazing and gas central heating
- Conveniently located for local amenities, including highly regarded schools

















Description

Situated in a sought-after no-through road, this well-presented three-bedroom home offers spacious and versatile family accommodation throughout.

The ground floor comprises a modern, front-aspect kitchen which leads through to a generous rear-aspect living/dining room. The living area benefits from a door opening directly onto the patio and rear garden, creating a pleasant connection between the indoor and outdoor spaces.

Stairs rise from the living room to the first-floor landing, where there are three well-proportioned bedrooms, complemented by a modern family bathroom.

Further benefits include double glazing, gas central heating and off-road parking, with a block-paved driveway providing access to the 15ft integral garage. Subject to the necessary permissions and regulations, the garage could potentially be converted, as others in the area have been, to provide an additional reception room, home office or bedroom.

Externally, the property features a block-paved driveway with off-street parking to the front, leading to the integral garage. To the rear is a well-maintained and private garden, featuring a paved patio area, lawn, established hedging and mature planting. The garden is enclosed by timber fencing, providing a good degree of privacy and making it an ideal space for relaxing or entertaining.

Patten Avenue is a popular residential location within Yateley, conveniently situated for a range of local amenities and highly regarded infant and junior schools. Bus services operate nearby, while Yateley Common is also within easy reach, providing an excellent opportunity for walking, recreation and enjoying the surrounding countryside.

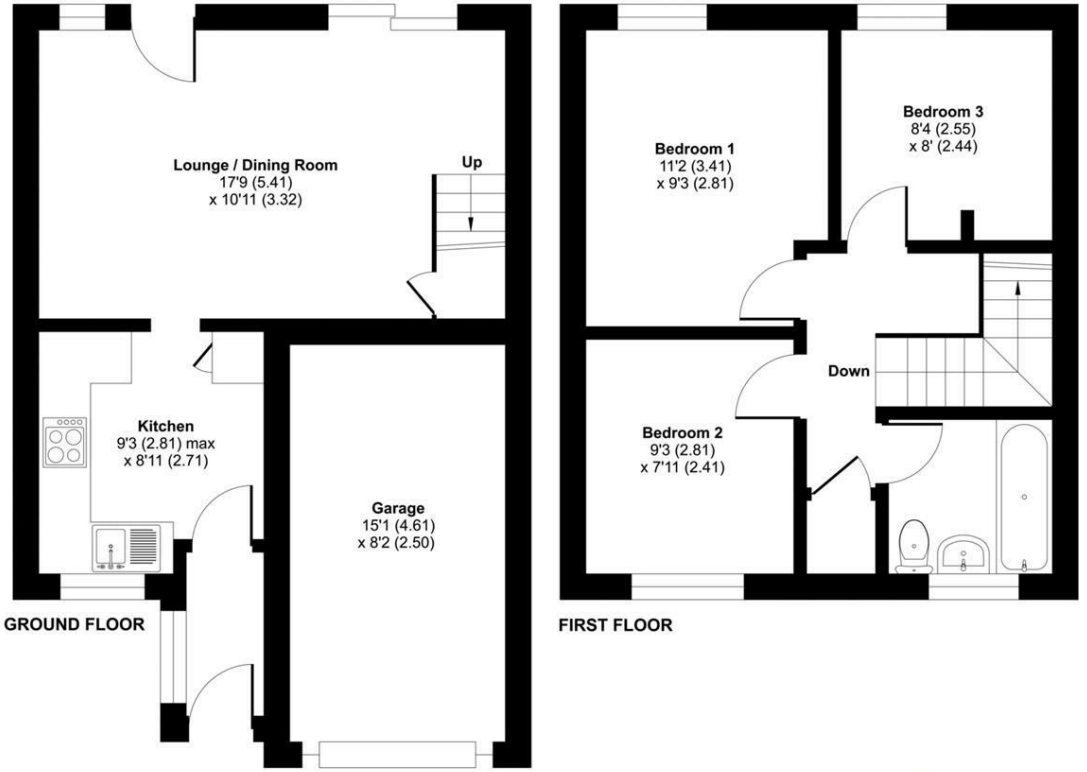






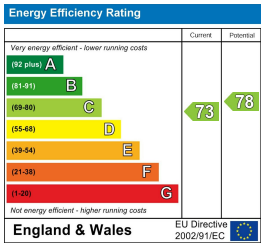
Patten Avenue, Yateley, GU46

Approximate Area = 661 sq ft / 61.4 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 785 sq ft / 72.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Waterfords. REF: 1511599

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